



Department of Development Services
Planning Division
Meeting Minutes of the
Historic Preservation Commission &
Historic Properties Commission
(Approved)

**REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION &
HISTORIC PROPERTIES COMMISSION
WEDNESDAY, JULY 15, 2009**

Commissioners Present

Greg Secord
Michael O'Connell
Alan Ambrose
Lynn Ferrari
Catherine Connor
David Ransom

Staff Present

Roger J. O'Brien
Kim Holden
Ken Schwartz
Jillian Hockenberry

Commissioners Absent

Jonathan Clark

Chairperson Secord called the meeting to order. He appointed Catherine Connor as an alternate.

I. Minutes

The minutes were tabled until next meeting.

II. Historic Review

a. 77 Wadsworth Street – Demolition of building

Sandra Kee Borges summarized the reasons why the application was being continued and stated that the architect, Mr. Raphael, was available for any questions.

Staff Architect Ken Schwartz presented information from the report that the applicants submitted. He stated that the renovations will cost anywhere from \$390,000-\$418,000, which will include a great deal of interior work. He also stated that the property had a certificate of occupancy from 1982 and was used for law offices. A professional engineering report indicated that the building structure accommodated heavy loading at that time. Finally, he stated that the staff recommends to the Commission that the application be denied because the applicant cannot prove the need for an alternate use that would be appropriate for the property.

Commissioner Secord read a document from the South Downtown NRZ regarding the threat of demolition to 77 Wadsworth Street.

Mr. Raphael presented the break down of costs for the interior and exterior renovations and responded to questions and comments about the application.

On a motion made by Commissioner O'Connell, and seconded by Commissioner Secord, the following resolution was approved:

- Whereas, The Hartford Historic Commission has received an application for Historic Review of the property located at 77 Wadsworth Street; and
- Whereas, The property is listed on the National Register as part of the Jefferson Seymour National Historic District; and
- Whereas, The Commission has received an architectural report indicating that the building has no significant structural settlement or deflections; and
- Whereas, The Commission has received information indicating the property was approved for legal offices; and
- Whereas, The cost estimates and appraisal do not consider the adaptive reuse of the property; and
- Whereas, The applicant has not established to the satisfaction of the Commission that there is no economically feasible alternative; NOW THEREFORE BE IT

RESOLVED: The Historic Properties Commission hereby denies the demolition of 77 Wadsworth Street.

RESOLVED: This act becomes effective this 15th day of July 2009.

All commissioners voted in favor of the amended motion.

III. New/Old Business

On a motion made by Commissioner O'Connell and seconded by Commissioner Ferrari, the following resolution was approved:

- Whereas, The Commission recommends to the City government that the proposed ordinance amendments circulated by Sarah Bronin be adopted; NOW THEREFORE BE IT

RESOLVED: The Historic Properties Commission approves this recommendation.

All commissioners voted in favor of the informal motion.

IV. Adjournment

Meeting adjourned.

Respectfully submitted,

Roger J. O'Brien, Secretary